

**Zoning Board of Adjustment
1200 Mountain Ave., Middlesex, NJ 08846
Regular Meeting Minutes
September 2, 2015
7:30 PM**

1. Call to Order

Chairperson Thompson called the meeting to order at 7:36pm.

2. Open Public Meeting Act Statement

Chairperson Thompson read the Open Public Meeting Act Statement.

3. Roll Call

Upon the call of the roll the following members were present:

John Anello Dec/2016 [present]	Guy Hoyt Dec/2017 [present]
Leonard Jackson Dec/2017 [present]	Anthony Thompson Dec/2018 [present]
Phil Lopa Dec/2015 [present]	Anthony Vietri Dec/2015 [present]
Joseph McNulty Dec/2016 [absent]	Sean Johnson Dec/2015 [absent]

Also present was: Board Attorney- Ms. Joan Dowling

4. Minutes

Member Lopa made a motion to accept the August 19, 2015 meeting minutes, seconded by Member Jackson. Vote: All in favor. Motion passed.

5. Old Business

Z2015-07

Continuation

MBKS

102 South Ave

Block 287 Lot 6

Chairperson Thompson announced that the application was being carried to the next meeting.

6. New Business

Z2015-08

Hickson

319 Ashland Rd.

Block 136 Lot 4.01

Ms. Joan Dowling duly swore in Mr. Warren Orlando, 221 Beechwood Ave.

Mr. Orlando stated he has appeared in front of the Board on numerous occasions and had done the addition for the Hickson residence.

Mr. Orlando stated that he was the builder and that he had constructed the addition and also extended the back porch.

Mr. Orlando explained that the applicant had previously received a variance for the back porch extension.

Mr. Orlando stated it was discovered once the final survey had been completed that the encroachment was 6ft into the set back not 4 1/2 feet (the amount that had been previously granted).

Mr. Orlando explained how the custom roof with overhang had been constructed.

Mr. Orlando and the Board Members discussed how the measurement error had occurred with the original survey.

Mr. Orlando stated that the applicant has returned to the Board to seek a variance to correct the matter.

Ms. Dowling duly swore in Ms. Linda Hickson, 319 Ashland Rd.

Ms. Dowling clarified that Mr. Orlando and Ms. Hickson were in attendance at the previous hearing on November 28, 2012 and that the testimony would remain the same.

Ms. Dowling clarified the aspects of the previous hearing for the new Board Members.

Chairperson Thompson opened the meeting to the public.

There being no public, Chairperson Thompson closed the public portion and the board returned to discussion.

Member Jackson stated he was familiar with the property by the lake and was in favor of granting the variance.

Member Lopa stated he was in favor of granting the variance and the homeowner was trying to fix the situation.

Member Vietri stated that he was also in favor of granting the variance agreeing with Member Lopa's statement.

Member Anello stated that he was also in favor of granting the variance that there was no impact on the surrounding area and was a benefit to the neighborhood.

Member Hoyt stated that he was in favor of granting the variance, it was a benefit to the neighborhood.

Chairperson Thompson stated that he agreed with the Board.

Member Lopa made a motion to grant the requested variance, seconded by Member Hoyt. Vote: Member Anello- yes, Member Hoyt- yes, Member Jackson-yes, Member Vietri-yes, Member Lopa-yes, Member Thompson-yes. Motion passed.

7. Correspondence

There was no correspondence at this time.

8. Board Member Comments

Chairperson Thompson stated that he had drafted a letter requesting additional or alternate Board Members to the Mayor.

Chairperson Thompson opened the meeting to the public, there being no public present he closed the public portion of the meeting.

There being no further business Member Lopa made a motion to adjourn the meeting at 8:10pm, seconded by Member Jackson. Vote: All in favor. Meeting adjourned.

Secretary

Board Clerk